

# \$699,900 - 44 Gordon Drive Sw, Calgary

MLS® #A2260749

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

Welcome to 44 Gordon Drive! This beautifully maintained bungalow radiates pride of ownership from the moment you step inside. The main floor features a bright, south-facing living room that flows seamlessly into the spacious formal dining area. The kitchen is thoughtfully designed with ample cabinetry, space for a casual dining table, and a lovely view of the cheerful backyard. Down the hall, the primary bedroom offers two closets and a private ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement adds even more living space, complete with newer carpet, a cozy electric fireplace, and a 3-piece bathroom built within the past five years. You'll also find a generous storage room with shelving and a cedar closet, a roomy utility space with additional storage under the stairs, and a 4th bedroom. The utility area includes central vacuum, a newer hot water tank (2024), a water softener system, and the original but meticulously maintained furnace. Outside, the backyard is a true retreat with its beautifully landscaped yard, brick patio, and raised garden beds—perfect for summer evenings. The detached garage, built in 2019, includes a Level 2 EV charger. Additional highlights include newer carpet in basement (installed within the past 5 years) and original hardwood flooring beneath the main level carpets if you prefer a different look. Move-in ready, this charming home is located in the desirable,



well-established community of Glamorgan,  
with quick access to Richmond Road, 37  
Street W, Glenmore Trail, and Sarcee Trail.

Built in 1963

**Essential Information**

MLS® #	A2260749
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	44 Gordon Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E5A5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Electric

	Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Few Trees, Front Yard, Garden, Landscaped, Level
Roof	Asphalt
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 29th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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